

SCHOOL FACILITIES BOARD
September 6, 2001
Tucson, Arizona

The School Facilities Board held a Board meeting at the Amphitheater Unified School District Board Room, 701 W. Wetmore Road, Tucson, Arizona, 85705. The meeting began at approximately 1:35 p.m.

Members Present

Conley, Patrice
Krivel, Richard
Keenan, Brooks (left meeting early)
McGee, Kate
Van Sittert, Logan, Vice-Chair
Vaughan, G. Keith
Wicks, Michael
Wright, John

Members Absent

Rich, Stephen
Thompson, Scott
(Non-Voting Member)

Staff Present

Edward Boot, Deputy Director/Facilities
Candy Cooley, Deputy Director of MIS
John Arnold, Deputy Director-Finance
David Lujan, Asst. Attorney General
Tom Halverstadt, Land Specialist
Anna M. Stevens, Admin. Assistant
Darla Jordan, Public Information Officer
Kristen Landry, Asst. Public Inf. Officer

Guests Present

Jeffrey Jessop, Colorado City Unified
Bob Klein, Somerton Elementary
Alvin Barlow, Colorado City Unified
Oliver Barlow, Colorado City Unified
Ray DelZotto, Pinnacle One
Dr. Rose Ruth, Cedar Unified
Danny Sag, Cedar Unified
Liz Whitaker, Tucson Unified
Marcus Jones, Tucson Unified
Dan Fontes, Santa Cruz Valley Unified
Cathy Esposito, Balsz Elementary
Don Aycock, Yarnell Elementary
Patrick McCray, Yarnell Elementary
Lynn Webster, Tucson Unified
Thomas D. Rushin, Yuma Elementary
Dr. Tim Foist, Holbrook Unified
Dan McCausland, Pinnacle One
Vicki Balentine, Amphitheater Unified
Tom Murphy, Dysart Unified
Bob Young, Dysart Unified
Cathy Rex, PHSG
Judy Richardson, PHSG
Randie Stein, PHSG
Mark Tresgaskes, Safford Unified
H. Allen Shockley, Apache Jct. Unified
Mary Radcliff, Isaac Elementary
Dick Snider, Barton Malow
Constance Cigliaca/Amphitheater Unified
JD Murless, Queen Creek Unified
Mike Gross, Queen Creek Unified
Larry Likes, Higley Unified
Bob Hubley, Higley Unified
William Ramsey, Barton Malow
Steve Hitchman, ABACUS
Bill Cisco, Indian Oasis Unified
Dick Leshner, Toltec Elementary
Jeff Cook, Pinnacle One
Kim Marona, Qwest
Richard Clutter, EMC2

I. Call to Order

The Board Vice-Chair, Logan Van Sittert, called the meeting to order at approximately 1:35 p.m.

II. Roll Call

There were eight Board members present and two absent from this meeting.

III. Approval of Minutes of August 2, 2001

Brooks Keenan moved that the Board approve the Minutes for August 2, 2001. John Wright seconded. Motion passed on an 8-0 voice vote.

John Wright moved that the Board go into executive session to seek legal advice. Richard Krivel seconded. Motion passed on an 8-0 voice vote. This session was not open to the public.

Executive Session was held from 1:35 p.m. to 2:15 p.m.

IV. Director's Report

a. Building Renewal Change

The School Facilities Board is required by law to report to the State Treasurer by January 1 of each year the amount of funds from the transaction privilege tax to be credited to the building renewal fund to meet the building renewal needs for the next fiscal year. Because the law does not allow the School Facilities Board to request additional funds after January 1, the School Facilities Board will no longer recalculate building renewal after the State Treasurer has been instructed as to the amounts needed for that fiscal year. The updated square footage and renovation data that school districts provide to the School Facilities Board in September of each year will not be reflected in a district's building renewal distribution until the following fiscal year.

b. High School Square Footage Explanation

This item was pulled off the board agenda.

c. Site Donations

This was an informational item only.

d. Additional space for Limited English Proficient students

John Wright moved that the Board approve delaying action on the proposal and requested that the chairman appoint a sub-committee to study the issue and work with other agencies in resolution of the Flores requirements. Kate McGee seconded. Motion passed on a 4-2-1 voice vote with Pat Conley and Richard Krivel against and Mike Wicks abstaining.

e. School Facilities Board Governance Procedures

Richard Krivel moved that the Board approve the Executive Director's recommendation that the Guidelines/Assessment and Projects Committees be terminated and that the board function only as a full board, beginning October 1, 2001. John Wright seconded. Motion passed on a 6-1 voice vote with Pat Conley against.

- f. Qwest Status – Kim Marona
This was an informational item only.
- g. Flex-Tech Litigation
This item was discussed in Executive Session only.
- V. Guidelines/Assessment Committee
 - a. Chairman's Report
This was an informational item only.
 - b. Consideration of Funding Supplemental Assessment Deficiency Projects from the Deficiencies Correction Fund:
John Wright moved that the Board approve the Guidelines/Assessment Committee's recommendation to approve the supplemental assessment deficiency projects which will be eligible for funding from the Deficiencies Correction Fund, as listed under the School Facilities Board agenda item V.
b. Keith Vaughan seconded. Motion passed on a 7-0 voice vote.
 - c. Consideration of Assessment Deficiency Projects review, bids, bid packages and expansion of change orders: Expansion of Scope and Increased Project Cost for Chinle Unified and Ray Unified:
John Wright moved that the Board accept the Guidelines/Assessment Committee's recommendation to approve as follows:
 - 1. To approve additional funding of \$550,000 for the building replacement project in the Chinle Unified School District project number 010220155-9999-007D.
 - 2. To approve additional funding with the project cost of \$516,060 for the roof replacement in the Ray Unified School District project number 110203103-9999-001D.Keith Vaughan seconded. Motion passed on a 7-0 voice vote.

Washington Elementary
John Wright moved that the Board accept the Guidelines/Assessment Committee's recommendation to approve additional funding with the project cost of \$742,413 for the HVAC replacement in the Washington Elementary School District project number 07040600T-9999-004D. Keith Vaughan seconded. Motion passed on a 6-0-1 voice vote with Kate McGee abstaining.
 - d. Consideration of Ratification of Contracts for Deficiency Corrections Projects
John Wright moved that the Board accept the Guidelines/Assessment Committee's recommendation to approve the contract awards for the School Facilities Board and the districts and vendors listed in the table under Board agenda item V. d. Keith Vaughan seconded. Motion passed on a 7-0 voice vote.
- VI. Projects Committee
 - a. Chairman's Report
This was an informational item only.

b. Consideration of 2001 Capital Plan New Construction Requests:

Keith Vaughan moved that the Board accept the Projects Committee recommendations as follows:

1. To fund a core K-8 elementary school for 800 students for Balsz Elementary School District to open in the fall of 2003 at a total project cost of \$4,742,818 and a FY 2001-2002 funding amount of \$237,141.
2. To fund additional 9-12 high school space for 543 students for Florence Unified School District to open in the fall of 2003 at a total project cost of \$8,665,227 and a FY 2001-2002 funding amount of \$433,261.
3. To fund additional 6-8 middle school space for 300 students for Fowler Elementary School District to open in the fall of 2003 at a total project cost of \$2,930,261 and a FY 2001-2002 funding amount of \$146,513.
4. To fund a core K-6 elementary school for 700 students for Santa Cruz Valley Unified School District to open in the fall of 2003 at a total project cost of \$3,989,759, to be funded in FY 2001-2002.
5. To fund a new site for the Yavapai County Accommodation District to open in the fall of 2002 at a total project cost of \$284,200, to be funded in FY 2001-2002.

Mike Wicks seconded. Motion passed on a 7-0 voice vote.

c. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion of Scope and Increased Project Cost:
Review and Change Orders:

Keith Vaughan moved that the Board approve the Projects Committee's recommendations as follows:

1. Accept the Project Committee's recommendation to approve Queen Unified School District's request to go to bid on a School Facilities Board project in the amount of \$6,138,399 for the K - 5 Elementary school facility, project number 070295000-9999-221N.
2. Accept the Project Committee's recommendation to approve Tolleson Elementary School District's request to go to bid on a School Facilities Board project in the amount of \$8,208,724 for the K - 8 Elementary school facility, project number 070417000-9999-201N.

Mike Wicks seconded. Motion passed on a 7-0 voice vote.

d. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders, and Expansion of Scope and Increased Project Cost:
Expansion of Scope and Increased Project Cost

Keith Vaughan moved that the Board approve the Projects Committee recommendations as follows:

1. Accept the Projects Committee's recommendation to approve funding in the amount of \$127,970 to add increase project costs for the elementary

school project in the Cartwright Elementary School District (project number 070483000-9999-213N).

2. Accept the Projects Committee's recommendation to approve funding in the amount of \$493,088 to add increase project costs for the elementary school project in the Dysart Unified School District (project number 070289000-9999-211N).
3. Accept the Projects Committee's recommendation to approve funding in the amount of \$67,000 to add increase project costs for the elementary school project in the Gadsden Elementary School District (project number 140432000-9999-202N).
4. Accept the Projects Committee's recommendation to approve funding in the amount of \$206,506 to add increase project costs for the elementary school project in the Gadsden Elementary School District (project number 140432000-9999-201N).
5. Accept the Projects Committee's recommendation to approve funding in the amount of \$174,256 to add increase project costs for the elementary school project in the Hyder Elementary School District (project number 140416000-9999-201N).
6. Accept the Projects Committee's recommendation to approve funding in the amount of \$223,950 to add increase project costs for the elementary school project in the Sentinel Elementary School District (project number 070371000-9999-201N).
7. Accept the Projects Committee's recommendation to approve funding in the amount of \$18,000 to lease transitional space for the elementary school project in the Tolleson Elementary School District (project number 070417000-9999-001N).
8. Accept the Projects Committee's recommendation to approve funding in the amount of \$160,518 to add increase project costs for the elementary school project in the Toltec Elementary School District (project number 110422000-9999-201N).

Pat Conley seconded. Motion passed on a 7-0 voice vote.

Holbrook Unified

Keith Vaughan moved that the Board accept the Projects Committee's recommendation to approve funding in the amount of \$1, 225, 000 to add increased project costs for the new school project in the Holbrook Unified School District. Pat Conley seconded. Motion passed on a 6-1 voice vote with John Wright against.

VII. Consideration of Request for Land or Real Property Purchase, Lease or Donation including requests from:

a. Steps I and/or II

Keith Vaughan moved that the Board approve the Projects Committee recommendations as follows:

1. Accept Projects Committee recommendation to approve the Cedar Unified School District's request for a high school site (project number 090225000-9999-002L) and move to Step III.
2. Accept Projects Committee recommendation to approve the Queen Creek Unified School District's request for an elementary school site (project number 070295000-9999-002L) and move to Step III.
3. Accept Projects Committee recommendation to revise the original recommendation, dated 8-2-01, to approve the Yarnell Elementary School District's request for a replacement elementary school site (project number 130352000-9999-001L) and move to Step III.

Richard Krivel seconded. Motion passed on a 7-0 voice vote.

b. Step III

Keith Vaughan moved that the Board accept the Projects Committee recommendation to approve the funding for the leasing of an elementary, middle and high school site for the Colorado City Unified School District (project number 080214000-9999-001L). Richard Krivel seconded. Motion passed on a 7-0 voice vote.

c. Consideration of Other Land Related Issues:

Higley Unified Approval to Receive Donation Factor

Keith Vaughan moved that the Board approve the request of Higley Unified School District to receive a 20% donation factor based on 6 out of the 19 acres received from Shea Homes at Chapparal Estates contingent upon staff contacting Shea Homes and the Higley Unified School District. Pat Conley seconded. Motion passed on a 6-1 voice vote with Kate McGee against.

Consideration of Request by Safford Unified School District for Reimbursement for Archaeological Monitoring and Request by Sonoita Elementary School District for Permission to Sell Land with a Facility Pursuant to Statute

Keith Vaughan moved that the Board approve the following:

1. The request of Safford Unified School District to be reimbursed for archaeological monitoring expenses they have incurred and paid and to continue to reimburse the District up to \$60,000.
2. The request of Sonoita Elementary School District to sell an abandoned school facility and the land it's situated on.

Richard Krivel seconded. Motion passed on a 7-0 voice vote.

Tanque Verde Unified --- Information Only

Tanque Verde Unified School District has entered into an agreement to extend escrow on the Emkay Ranch site with Roger Ford, of Santa Paula L.L.C.

- VIII. Consideration of Request for Reduction of Square Footage for Superior Unified:
Pat Conley moved that the Board Approve the request of Superior Unified School District to sell the old high school building located at Superior High School. The Executive Director will notify the District of the Board's action. Keith Vaughan seconded. Motion passed on a 7-0 voice vote.
- IX. Consideration of Request for Waiver from Building Adequacy Guidelines for Phoenix Union High School District
This agenda item was postponed and will be reconsidered at the October Board meeting.
- X. Consideration and possible adoption of amendments to the Rules and Guidelines:
John Wright moved that the Board adopt amendments to the following rules:
- R7-6-235 Technology Guidelines
 - R7-6-502 Funding for New Schools or Additional Square Footage
 - R7-6-601 Allocation and Use of Contingency Fund Monies
- Pat Conley seconded. Motion passed on a 7-0 voice vote.
- XI. Finance Report
This was an informational agenda item only.
- XII. Adjournment
There being no further business, Logan Van Sittert adjourned the meeting at approximately 3:10 p.m.

Approved by the School Facilities Board on _____, 2001

Stephen C. Rich, Chair